

BENTLEY PARK SUBDIVISION No. 3

A RE-SUBDIVISION OF A PART OF THE JOHN H. GRITTNER PLAT VOL. 11, P. 20 (PART OF S/L 6, S/L 9, S/L 8, & S/L 7)

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTIONS 14 & 23

LOTS (28)	12.9142 AC.
BLOCK "1"	0.1273 AC.
STREETS	2.4997 AC.
TOTAL	15.5412 AC.



SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE 15.5412 ACRE PARCEL OF LAND LOCATED ON AVON CENTER ROAD IN THE CITY OF AVON FOR PULTE HOMES OF OHIO CORPORATION AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. MONUMENTS WERE SET OR FOUND AS INDICATED, BEARINGS REFER TO THE LEGAL DESCRIPTION OF MASA MATSUNAGA AS RECORDED IN INSTRUMENT NO. 2000730279, FILM 1673, (CENTERLINE OF JAYCOX ROAD, NORTH 01° 05' 30" EAST), LORAIN COUNTY RECORDS, ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, AND BASED ON A FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION IN NOVEMBER 2002, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Gary R. Rouse
GARY R. ROUSE - REG. NO. 6867

APPROVALS

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 16th DAY OF September, 2003. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET OR HIGHWAY DEDICATED HEREON.

Thomas Wearsch
COUNCIL PRESIDENT - THOMAS WEARSCH

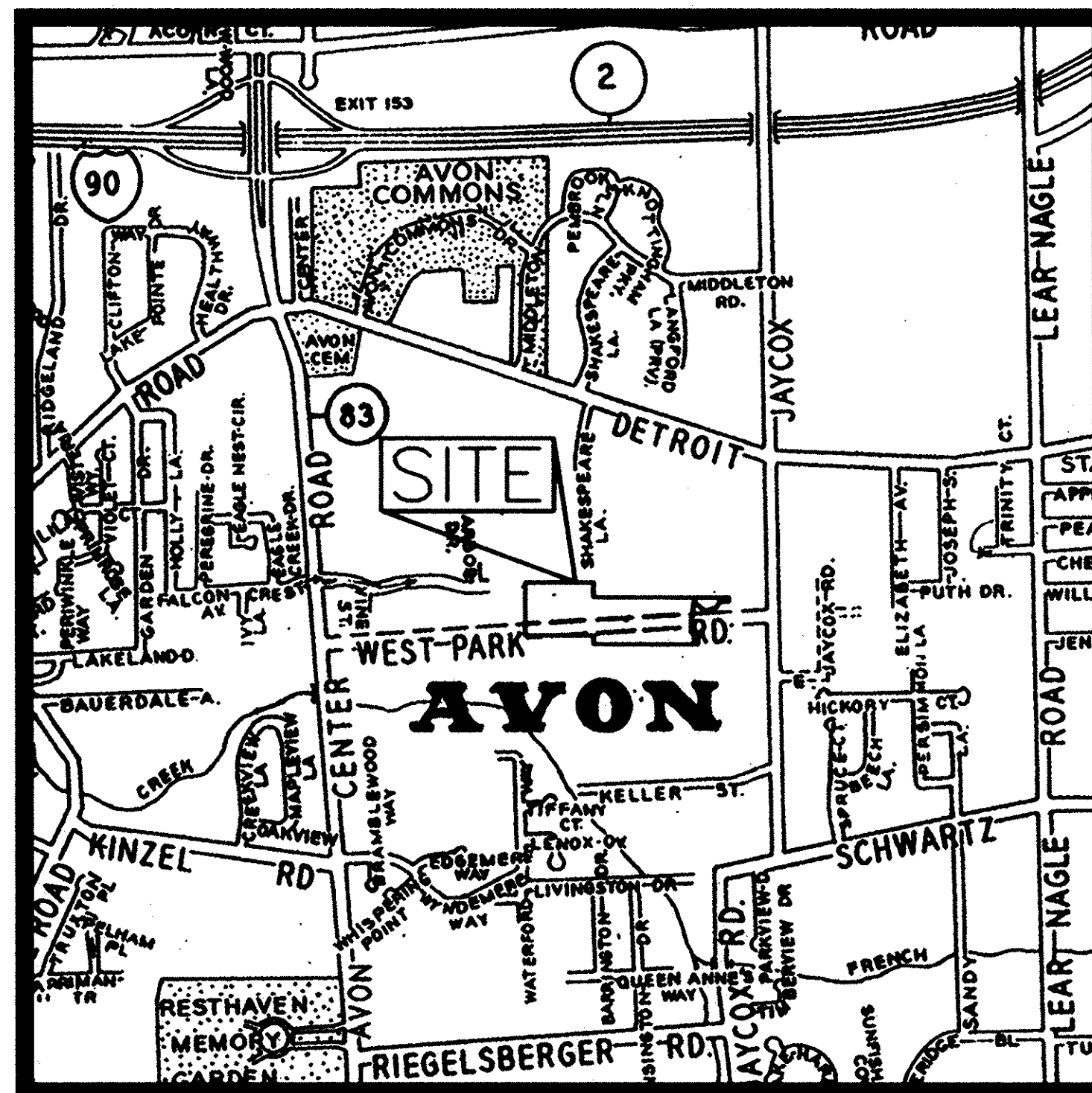
THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15th DAY OF September, 2003.

Carolyn Witherspoon
PLANNING COMMISSION CHAIRPERSON - CAROLYN WITHERSPOON

THIS PLAT IS APPROVED FOR RECORDING PURPOSES ONLY THIS 15th DAY OF September, 2003.

Michael C. Bramhall 9/15/03
CITY OF AVON CONSULTING ENGINEER - MICHAEL C. BRAMHALL, P.E., P.S.

SEPTEMBER, 2003



LOCATION MAP

NOT TO SCALE

GBC DESIGN, INC.

3378 W. Market St. Akron, OH 44333-3386
Phone 330-836-0228 Fax 330-836-5782

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED, PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY SUCCESSOR BY MERGER TO PULTE HOMES OF OHIO CORPORATION, AN OHIO CORPORATION HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS BENTLEY PARK SUBDIVISION NO. 3, A SUBDIVISION OF SUBLOTS 65 THROUGH 92 INCLUSIVE, AND DOES HEREBY ACCEPT PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL STREETS SHOWN HEREON AND DESIGNATED AS EMORY DRIVE, SADDLE CREEK AND UPTON COURT (ALL SIXTY) 60 FEET IN WIDTH.

AND DOES HEREBY GRANT UNTO THE HOMEOWNERS ASSOCIATION WITHIN BENTLEY PARK SUBDIVISION NO. 3 CERTAIN AREA OF LAND DESIGNATED AS "BUFFER ZONE", AS MORE FULLY PROVIDED IN THE "BENTLEY PARK SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS", AS SHOWN RECORDED IN VOLUME _____ PAGE _____ OF LORAIN COUNTY OFFICIAL RECORDS. THE TERMS AND CONDITIONS SET FORTH ARE HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY WRITTEN HEREIN AND EACH SUBLLOT OWNER SHALL BE ENTITLED TO THE BENEFITS SUBJECT TO THE OBLIGATIONS THEREOF.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON, OHIO EDISON, THE CENTURY TELEPHONE COMPANY OF OHIO, COLUMBIA GAS, AND ADELPHIA CABLE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO A GRANTEEES) A PERMANENT EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AS SHOWN HEREIN, PARALLEL WITH THE CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC OR PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR, MAINTENANCE OR OPERATION OF SAID ELECTRIC AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES OUTSIDE OF THE ABOVE DESCRIBED EASEMENT PREMISES AND THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

IT IS HEREBY EXPRESSLY UNDERSTOOD THAT A TWELVE (12) FOOT WIDE EASEMENT ALONG, PARALLEL TO, AND IMMEDIATELY OUTSIDE THE LIMITS OF ALL STREETS AND HIGHWAYS WITHIN THIS ALLOTMENT SHALL BE RESERVED FOR THE OHIO EDISON COMPANY, TO BE USED FOR INSTALLING, OPERATING, MAINTAINING AND SERVICES OF UNDERGROUND CABLES AND CONDUITS. THE CHARACTER OF THE INSTALLATION AN STRUCTURES WHICH MAY BE CONSTRUCTED, RECONSTRUCTED, REMOVED AND MAINTAINED IN, ON, AND THROUGH THESE EASEMENTS SHALL INCLUDE ALL INCIDENTAL APPURTENANCES SUCH AS CONDUITS, TRANSFORMERS, PADS, MANHOLES SWITCHING CABINETS, ETC. SAID EASEMENT SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, FLOWERS OR SHRUBBERY WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF ELECTRIC CURRENT, AND THE RIGHT OF ACCESS, INGRESS TO AND FROM ANY OF THE WITHIN PREMISES, FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT.

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "DRAINAGE EASEMENTS" AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO LAY, MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, DITCHES, SWALES AND/OR OTHER APPURTENANCES. NO STRUCTURES, FENCE OR LANDSCAPING OTHER THAN GRASS IS TO BE CONSTRUCTED IN DRAINAGE AND ROADWAY EASEMENTS. THE CITY IS RESPONSIBLE FOR REPLACING ONLY GRASS IN EASEMENT AREAS.

INDIVIDUAL PROPERTY OWNERS OVER WHICH SAID EASEMENTS LIE SHALL BE RESPONSIBLE FOR THE DAILY NORMAL MAINTENANCE OF THE EASEMENT AREAS SUCH AS MOWING, LEAF COLLECTIONS AND DISPOSAL AND ANY OTHER SIMILAR MAINTENANCE NOT REQUIRING THE USE OF HEAVY EQUIPMENT. ANY REGRADING OF THE EASEMENT AREA SHALL BE SUBJECT TO CITY CODES.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVON, OHIO FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM OF UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, GREG SCHMIDT, PRESIDENT OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY SUCCESSOR BY MERGER TO PULTE HOMES OF OHIO CORPORATION, AN OHIO CORPORATION HAS HERETO SET HIS HAND AT Socon, OHIO, THIS 15 DAY OF September, 2003.

BY: *Greg Schmidt*
GREG SCHMIDT, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Kevin Brunk
WITNESS
Kevin Brunk
WITNESS

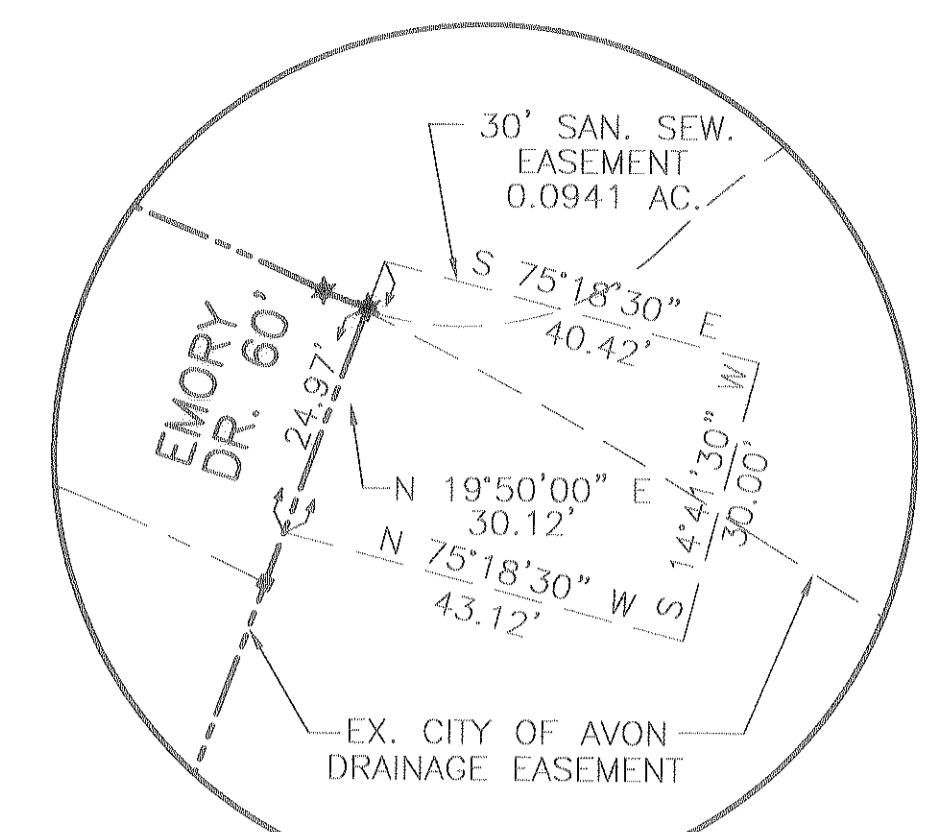
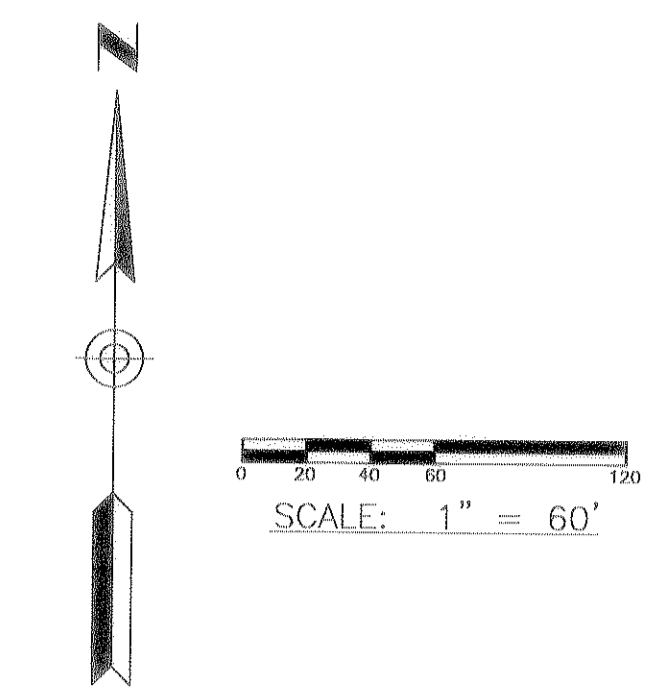
STATE OF OHIO)
COUNTY OF Cuyahoga)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, GREG SCHMIDT, PRESIDENT, PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY SUCCESSOR BY MERGER TO PULTE HOMES OF OHIO CORPORATION, AN OHIO CORPORATION WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF PULTE HOMES OF OHIO LLC A MICHIGAN LIMITED LIABILITY COMPANY SUCCESSOR BY MERGER TO PULTE HOMES OF OHIO CORPORATION, AN OHIO CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Socon, OHIO, THIS 15 DAY OF September, 2003.

MY COMMISSION EXPIRES 12/12/07
Kevin Brunk
NOTARY PUBLIC

FISCAL OFFICER'S STAMP	RECORDING DEPARTMENT STAMP
<p>TRANSFERRED IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE</p> <p>OCT 29 2003</p> <p>MARK R. STEWART LORAIN COUNTY AUDITOR</p>	<p>OCT 29 2003</p> <p>RECEIVED FOR RECORD</p> <p>at 10:58 clock A.M. in at RECORD</p> <p>VOL. 18 JUDITH M. NEDWICK</p> <p>PAGE 4 Lorain County Recorder</p> <p>5 incl. Box: Sue</p> <p>\$176.80 Inlie</p> <p>Tum/KAC</p>



NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHD LENGTH
C1	10°42'00"	N 70°11'58" W	378.81'	70.74'	35.47'	70.64'
C2	9°24'01"	S 69°32'59" E	30.00'	4.92'	2.47'	4.92'
C3	106°24'02"	S 71°32'24" W	67.00'	124.42'	89.56'	107.30'
C4	26°17'17"	N 76°43'21" W	348.81'	160.04'	81.45'	158.64'
C5	0°13'22"	N 21°08'09" E	300.00'	1.17'	0.58'	1.17'
C6	40°00'38"	S 01°14'31" W	300.00'	209.49'	109.22'	205.26'
C7	42°01'10"	N 02°14'47" E	300.00'	220.01'	115.22'	215.12'
C8	1°49'22"	S 22°20'40" W	400.00'	12.73'	6.36'	12.73'
C9	16°47'08"	S 08°31'35" W	300.00'	87.89'	44.26'	87.57'
C10	26°54'40"	N 76°24'39" W	318.81'	149.74'	76.28'	148.37'
C11	90°25'42"	S 44°55'10" W	30.00'	47.35'	30.23'	42.58'
C12	23°33'03"	N 11°28'50" E	330.00'	135.64'	68.79'	134.69'
C13	3°22'24"	S 21°34'09" W	430.00'	25.32'	12.66'	25.31'
C14	42°01'10"	N 02°14'47" E	270.00'	198.01'	103.70'	193.60'
C15	40°00'38"	S 01°14'31" W	330.00'	230.44'	120.14'	225.79'
C16	38°28'42"	S 02°00'28" W	270.00'	181.32'	94.23'	177.94'
C17	72°38'07"	S 53°32'56" E	30.00'	38.03'	22.05'	35.54'
C18	90°00'00"	N 45°08'01" E	30.00'	47.12'	30.00'	42.43'
C19	16°07'44"	S 08°11'53" W	330.00'	92.90'	46.76'	92.59'
C20	46°13'19"	N 06°50'55" W	50.00'	40.34'	39.25'	39.25'
C21	273°42'44"	N 73°06'12" W	67.00'	320.07'	41.85'	22.24'
C22	47°57'05"	S 39°46'37" W	50.00'	41.85'	22.24'	40.63'
C23	15°40'03"	S 07°58'02" W	270.00'	73.83'	37.15'	73.60'
C24	90°00'00"	S 44°51'59" E	30.00'	47.12'	30.00'	42.43'
C25	25°01'01"	N 77°21'29" W	378.81'	165.40'	84.04'	164.09'

NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHD LENGTH
C26	2°12'53"	N 20°08'23" E	330.00'	12.76'	6.38'	12.76'
C27	53°12'01"	S 44°56'24" W	67.00'	62.21'	33.55'	60.00'
C28	53°12'01"	N 81°51'35" W	67.00'	62.21'	33.55'	60.00'
C29	23°57'20"	N 74°55'59" W	318.81'	133.29'	67.64'	132.33'
C30	2°57'20"	N 88°23'19" W	318.81'	16.45'	8.22'	16.44'
C31	16°40'06"	N 14°55'18" E	270.00'	78.55'	39.55'	78.27'
C32	21°24'34"	N 04°07'02" W	270.00'	100.89'	51.04'	100.30'
C33	3°56'29"	S 16°47'34" W	270.00'	18.57'	9.29'	18.57'
C34	14°37'43"	S 11°26'57" E	330.00'	84.26'	42.36'	84.03'
C35	17°28'42"	S 04°36'18" W	330.00'	100.67'	50.73'	100.28'
C36	7°54'13"	S 17°17'43" W	330.00'	45.52'	22.80'	45.49'
C37	9°42'46"	S 16°23'26" W	270.00'	45.77'	22.94'	45.72'
C38	28°45'56"	S 02°50'55" E	270.00'	135.55'	69.24'	134.14'
C39	11°54'16"	N 10°18'36" E	50.00'	10.39'	5.21'	10.37'
C40	34°19'03"	N 12°48'03" E	50.00'	29.95'	15.44'	29.50'
C41	31°43'10"	S 14°05'59" E	67.00'	37.09'	19.03'	36.62'
C42	53°12'01"	S 28°21'36" W	67.00'	62.21'	33.55'	60.00'
C43	53°12'01"	S 81°33'37" W	67.00'	62.21'	33.55'	60.00'
C44	53°12'01"	N 45°14'22" W	67.00'	62.21'	33.55'	60.00'
C45	82°23'31"	N 22°33'24" E	67.00'	96.35'	58.65'	88.26'
C46	5°28'37"	S 61°00'51" W	50.00'	4.78'	2.39'	4.78'
C47	42°28'28"	S 37°02'18" W	50.00'	37.07'	19.43'	36.22'
C48	14°19'01"	N 82°42'29" W	378.81'	94.66'	47.58'	94.41'
C49	2°47'32"	N 01°06'05" E	330.00'	16.08'	8.04'	16.08'
C50	4°48'33"	N 14°49'36" W	270.00'	22.66'	11.34'	22.66'
C51	9°35'03"	S 13°17'33" E	270.00'	45.16'	22.64'	45.11'
C52	15°05'16"	N 00°57'23" W	270.00'	71.10'	35.76'	70.89'
C53	65°32'38"	N 76°26'22" E	30.00'	34.32'	19.31'	32.48'
C54	263°27'02"	N 04°36'26" W	67.00'	308.07'	18.48'	100.01'
C55	4°55'16"	S 59°31'58" E	430.00'	36.93'	18.48'	36.92'
C56	5°52'59"	N 60°00'49" W	318.81'	32.74'	16.38'	32.72'

LEGEND

- 5/8" CAPPED REBAR TO BE SET, (GBC DESIGN, INC.)
- IRON PIN FOUND (TYPE & SIZE AS INDICATED)
- MONUMENT ASSEMBLY TO BE SET
- ★ 1" REBAR TO BE SET

DETAIL "A"
SCALE: 1" = 20'

DETAIL "B"
SCALE: 1" = 20'

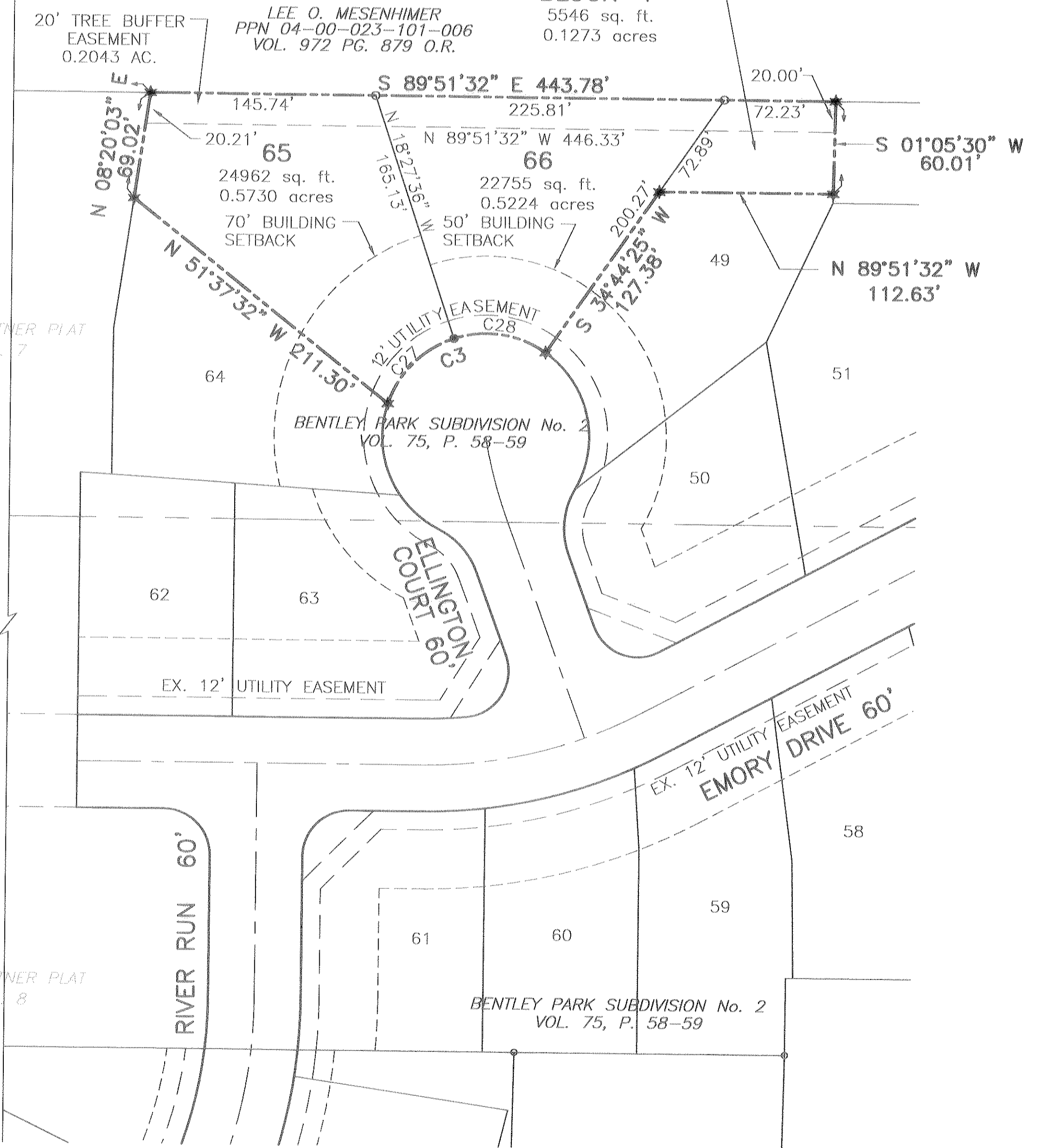
DETAIL "C"
SCALE: 1" = 20'

DETAIL "B"
SCALE: 1" = 20'

PROPERTY INCLUDED PER RECORD INFORMATION
(ALL OR PART OF SCHAFER DEVELOPMENT CO.)

- PPN. 04-00-023-102-001
- PPN. 04-00-023-101-003
- PPN. 04-00-023-101-002
- PPN. 04-00-014-106-012
- PPN. 04-00-014-106-011
- PPN. 04-00-014-106-003

BLOCK "I"
5546 sq. ft.
0.1273 acres



JOHN & CARLA KREBS
PPN 04-00-014-106-002
INST. #20010737747

BOARD OF PARK COMMISSIONERS LORAIN COUNTY METROPOLITAN PARK DISTRICT
DOC. #1999595328 FILM 1435

BOARD OF PARK COMMISSIONERS LORAIN COUNTY METROPOLITAN PARK DISTRICT
PPN 04-00-014-106-012
DOC. #1999595328 FILM 1435

PULTE HOMES OF OHIO LLC
PPN 04-00-015-110-162
DOC. #2003944553

EX. 20' SAN. SEW. EASEMENT
O.R. VOL. 643, P. 577
O.R. VOL. 1002, P. 334

DEVONSHIRE MEADOWS
PHASE NO. 3
VOL. 56 PGS. 53-54

LEE O. MESENHIMER
PPN 04-00-023-101-006
VOL. 972 PG. 879 O.R.

JOHN H. GRITNER PLAT
LOT NO. 7

BENTLEY PARK SUBDIVISION No. 2
VOL. 75, P. 58-59

JOHN H. GRITNER PLAT
LOT NO. 8

BENTLEY PARK SUBDIVISION No. 2
VOL. 75, P. 58-59

**BENTLEY PARK SUBDIVISION No. 3
SHEET 2**